

# EXHIBIT 38

Confidential Due Diligence Report

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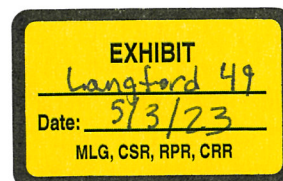
## Due Diligence Report

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1

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TABLE OF CONTENTS

COMPANY INFORMATION .....	7
OTHER DATABASE SEARCHES - (SEX OFFENDER) .....	11
PUBLICATIONS.....	13
OFAC/CONTROL LIST SEARCH .....	23

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6